

Pike County LEGAL JOURNAL

The Pike County Legal Journal contains decisions of the Pike County Court, legal notices, advertisements and other matters of legal interest.

VOL. XII ♦ MILFORD, PA ♦ MARCH 27, 2020 ♦ NO. 13



Judicial emergency declared in the 60th Judicial District
for the following period:

March 17, 2020 to April 14, 2020

<http://court.pikepa.org/docs/Declaration.pdf>

COURT OF COMMON PLEAS
60TH JUDICIAL DISTRICT:
Gregory H. Chelak, *President Judge*
Kelly A. Gaughan, *Judge*
Joseph F. Kameen, *President Judge retired*
Harold A. Thomson, Jr., *Senior Judge retired*

PIKE COUNTY LEGAL JOURNAL
is published every Friday by the
Pike County Bar Association

© Copyright 2020 Pike County Legal Journal





Publisher
Bailey Design and Advertising
3305 Lake Ariel Highway, Suite 3
Honesdale, PA 18431
P: 570-251-1512
F: 570-647-0086
www.pikecountylegaljournal.com

Submit advertisements to
bailey@ptd.net

OFFICERS

President
Thomas F. Farley, Esq.

Vice-President
Thomas Earl Mincer, Esq.

Treasurer
Tony Waldron, Esq.

Secretary
Oressa Campbell, Esq.

Founding CLE Coordinator
William G. Rice, Esq. ✂

IN THIS ISSUE

COURT CALENDAR	4
LEGAL NOTICES	7
SHERIFF'S SALES	9
CIVIL ACTIONS	28
MORTGAGES & DEEDS	30

By requirement of Law and Order of Court *The Pike County Legal Journal* is made the medium for the publication of all Legal Advertisements required to be made in Pike County, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, Divorces &c., affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Pike County, and selected Opinions and Decisions of the Courts of Pike County.

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. *The Legal Journal* assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context.

Legal notices must be received before 10:00 am on the Monday preceding publication or, in the event of a holiday, on the preceding work day.

We reserve the right to reject any advertisements or matters, whether non-legal or otherwise, submitted for publication. Advertisements and Services printed in *The Pike County Legal Journal* are not endorsed by the Pike County Bar Association.

PRICING & RATES

Notice Pricing

One time Insertions

Incorporation Notices	\$45
Fictitious Name Registration	\$45
Petition for Change of Name	\$45

*All other notices will be billed at \$1.90 per line. Minimum insertion fees apply.
A fee of \$10 will be added to all legal notices for the Notarized Proof of Publication.*

Subscription Rates

Per Year

Mailed Copy	\$100
Emailed Copy	\$75
Mailed & Emailed	\$125

PIKE COUNTY OFFICIALS

Judge of the Court of Common Pleas

Gregory H. Chelak, *President Judge*
 Kelly A. Gaughan, *Judge*
 Joseph F. Kameen, *President Judge, Retired*
 Harold A. Thomson, Jr., *Senior Judge, Retired*

Magisterial District Judges

Alan B. Cooper, Esq.
 Deborah Fischer
 Paul Menditto
 Randy Schmalzle
 Stephen A. McBride, Esq., *Retired* ✂
 Jay Rose, Esq., *Senior Judge, Retired*
 Charles F. Lieberman, Esq., *Senior Judge, Retired*

Sheriff

Kerry Welsh

District Attorney

Raymond Tonkin, Esq.

Prothonotary, Clerk of the Court,

Clerk of the Orphans' Court

Denise Fitzpatrick

Court Administrator

Samantha Venditti, Esq.

Chief Public Defender

Robert Bernathy, Esq.
 D. Benjamin vanSteenburgh III, Esq. *Retired*

Commissioners

Matthew M. Osterberg, Chairman
 Steve Guccini, Esq.
 Ronald Schmalzle

Treasurer

John Gilpin

Recorder of Deeds, Register of Wills

Sharon Schroeder

Coroner

Christopher Brighton

Auditors

Thomas Foran
 Gail Sebring
 Judy Leary-Wagner

PEMA

Tim Knapp



COURT CALENDAR

The court calendar for next week is below. Changes can occur at any time, for up-to-date information, access the county's court calendar at: <https://cjab.pikepa.org/asp/calendar.asp>

MONDAY, MARCH 30, 2020

- * No Events Listed

TUESDAY, MARCH 31, 2020

- * No Events Listed

WEDNESDAY, APRIL 1, 2020

- 1:30 PM Docket #: 184-2019
Suzanne Grierson vs. Bruce Alan Olsson
Divorce Master Hearing - Pre-Hearing Conference
Plaintiff Attorney: Thomas Farley, Esq
Defense Attorney: Tammy Lee Clause, Esq

THURSDAY, APRIL 2, 2020

- 9:30 AM Docket #: 280-2020
Ingrid Soto vs. Jesus Soto
Custody Conference -
Plaintiff Attorney: Shannon Muir, Esq
Defense Attorney:
- 9:30 AM Docket #: 239-2020
Emmanuel Margaronis vs. Stephanie Medico
Custody Conference -
Plaintiff Attorney: Dawn Riccardo, Esq
Defense Attorney: Matthew Galasso, Esq
- 10:30 AM Docket #: 336-2020
Danielle Delorenzo vs. Paul Delorenzo
Custody Conference -
Plaintiff Attorney: Shannon Muir, Esq
Defense Attorney:

FRIDAY, APRIL 3, 2020

- * No Events Listed

SATURDAY, APRIL 4, 2020

- 9:00 AM Docket #: 777-2018
Piotr Panczak, Agnieszka Panczak, Marek Krulasik and Joy Morgan vs. Mill Pond Unit Owners Association, Inc.; George Kunzi, Edward Pritykin, and Louis Pagnotta
Argument on Motion for Judgment on the Pleadings - Plaintiff Mtn
Plaintiff Attorney: Geoffrey S. Worthington, Esq.
Defense Attorney: Stewart I. Rosenblum, Esq.
- 9:00 AM Docket #: 1079-2019
Edgar W. Vogel vs. Joseph Angelo Gallo and Alex Joseph Gallo
Argument on Preliminary Objections - Def PO to Plaintiff Amended Complaint
Plaintiff Attorney: Lee Mandarin, Esq.
Defense Attorney: Chris J. Carling, Esq.
- 9:00 AM Docket #: 346-2016
Commonwealth of PA vs. Erica Lynn Duchemin
Jury Trial -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 9:00 AM Docket #: 346-2016
Commonwealth of PA vs. Erica Lynn Duchemin
Jury Trial -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 9:00 AM Docket #: 346-2016
Commonwealth of PA vs. Erica Lynn Duchemin
Jury Trial -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 9:00 AM Docket #: 346-2016
Commonwealth of PA vs. Erica Lynn Duchemin
Jury Trial -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.

- 9:00 AM Docket #: 346-2016
Commonwealth of PA vs. Erica Lynn Duchemin
Jury Trial -
Plaintiff Attorney: District Attorney
Defense Attorney: James Baron, Esq.
- 9:00 AM Docket #: 200-2016
Nicholas Cordua and Barbara Anglitz, h/w vs. Sunrise Lake Property Owners Association, Inc. and Sunrise Lake (Section 9) Water & Sewer Association
Argument on Motion to Compel -
Plaint Mtn Compel Answers to Disc
Plaintiff Attorney: Tammy Lee Clause, Esq.
Defense Attorney: Mark T. Sheridan, Esq., Jason Obliger, Esq.
- 9:00 AM Docket #: 925-2018
Rudolph J. Bem vs. Karen Backman
Argument on Preliminary Objections -
Def PO
Plaintiff Attorney: Eric Hamill, Esq.
Defense Attorney: Jason Obliger, Esq.
- 9:00 AM Docket #: 321-2019
American Express National Bank vs. Francis P. Ruggiero
Argument on Preliminary Objections -
Def PO
Plaintiff Attorney: Jordan W. Felzer, Esq.
Defense Attorney:
- 9:00 AM Docket #: 644-2019
The Honesdale National Bank vs. John A. Fedash
Argument on Motion for Summary Judgment - Plaintiff Motion
Plaintiff Attorney: Kimberly Martin, Esq.
Defense Attorney: Brett J. Riegel, Esq.
- 9:00 AM Docket #: 1597-2019
Department Stores National Bank vs. Janice Marajean
Argument on Preliminary Objections -
Def PO
Plaintiff Attorney: Robert Crawley, Esq.
Defense Attorney: Erik M. Helbing, Esq.
- 9:00 AM Docket #: 820-2019
Discover Bank vs. Richard Horna
Argument on Preliminary Objections -
Def PO to 2nd Amend Complaint
Plaintiff Attorney: Courtney Martin, Esq.
Defense Attorney: Vincent G. Trott, Esq.
- 9:00 AM Docket #: 38-2019 OC
In Re: The Glen E. Hunter Revocable Living Trust vs.
Argument on Preliminary Objections -
P. Wheeling PO
Plaintiff Attorney: Ronald Bugaj, Esq.
Defense Attorney: John T. Stieb, Esq.
- 9:30 AM Docket #: 1500-2015
Morgan Frye vs. Joshua Hernandez
Custody Hearing -
Plaintiff Attorney: Thomas Mincer, Esq.
Defense Attorney: Matthew Galasso, Esq.
- 9:30 AM Docket #: 1350-2018
Joan Marie Gilroy vs. Terence Gilroy
Divorce Master Hearing -
Plaintiff Attorney: Pamela Wilson, Esq.
Defense Attorney: Mark Moulton, Esq.
- 10:00 AM Docket #: 1-2020 OA
In Re: Adoption of E.F. vs.
Termination of Parental Rights -
Voluntary Relinquish Parental Rights Mom
Plaintiff Attorney: Thomas F. Farley, Esq.
Defense Attorney:

Pike County Bar Association



Pike County Bar Association, P.O. Box 183, Milford, PA 18337
(570) 296-5102 · www.pikebar.com

- 10:15 AM Docket #: 1-2020 OA
In Re: Adoption of E.F. vs.
Involuntary Termination of Parental Rights - Father
Plaintiff Attorney: Thomas F. Farley, Esq., Mark Moulton, Esq.
Defense Attorney:
- 1:30 PM Docket #: 169-2020
Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity, but solely as Trustee for BCAT 2014-9TT vs. Antonina Zaucha and Michael Zaucha
Mortgage Diversion Conference -
Plaintiff Attorney: Andrew J. Marley, Esq.
Defense Attorney:
- 1:30 PM Docket #: 597-2017
Gaige Derossi vs. Destriane Snow
Custody Hearing -
Plaintiff Attorney: Matthew Galasso, Esq
Defense Attorney: Pamela Wilson, Esq
- 1:30 PM Docket #: 190-2020
Pennymac Loan Services, LLC vs. Marcelino Morales
Mortgage Diversion Conference -
Plaintiff Attorney: Jill Manuel-Coughlin, Esq.
Defense Attorney:
- 1:30 PM Docket #: 160-2020
American Advisors Group vs. Katalin & Levy Deveaux
Mortgage Diversion Conference -
Plaintiff Attorney: Chelsea Nixon, Esq
Defense Attorney:
- 2:00 PM Docket #: 484-2019
Andrew Zuidema vs. Kayla Zuidema
Status Conferencere -
Plaintiff Attorney: James Butz, Esq.
Defense Attorney:



LEGAL NOTICES

In The Court Of Common Pleas Of Pike County Commonwealth Of Pennsylvania

ESTATE NOTICES

NOTICE IS HEREBY *given that, in the Estate of the decedents set forth below, the Register of Wills, has granted letters testamentary or of administration to the persons named. All persons having claims or demands against said Estates are requested to present the same without delay and all persons indebted to said Estates are requested to make immediate payment to the executors or administrators or their attorneys named below.*

**EXECUTOR'S/
ADMINISTRATOR'S NOTICE**

Estate of Josephine Schembre, deceased, late of Dingman Township, Pike County, Pennsylvania.

Letters of Administration on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims should present the same without delay to: William Bowe, Administrator, 17 Terrace Avenue, Staten Island, NY 10309, or to the Attorneys for the Estate, Levy, Stieh & Baron, P.C., P.O. Box D, Milford, PA 18337.

William Bowe, Administrator
By: James P. Baron, Esquire
Attorney for Administrator

3/27/2020 • 4/3/2020 • 4/10/2020

ADMINISTRATOR NOTICE

Estate of David Walter Breakfield
Late of Blooming Grove Township,
Pike County
ADMINISTRATOR
William J. Breakfield
152 New Jersey Ave.
Bergenfield, NJ 07621

3/20/2020 • 3/27/2020 • 4/3/2020

ESTATE NOTICE

Estate of MaryAnn Keyes, deceased
Late of Lehman Township, Pike
County

Notice is hereby given that Letters of Administration have been granted on the Estate of MaryAnn Keyes by the Register of Wills of Pike County, PA, to Joshua Keyes. All persons having claims against the Estate are requested to make them in writing without delay, and all persons indebted to the Estate make payment to the Administrator.

Joshua Keyes, Administrator
c/o Timothy B. Fisher II, Esquire
FISHER & FISHER LAW
OFFICES
PO Box 396
Gouldsboro, PA 18424

3/20/2020 • 3/27/2020 • 4/3/2020

ESTATE NOTICE

Estate of Steven Richard Kilby, Deceased. Late of Milford Twp., Pike County, PA. D.O.D. 9/5/19. Letters of Administration on the above Estate have been granted to the undersigned, who request all persons having claims or demands against the estate of the decedent to make known the same and all persons indebted to the decedent to make payment without delay to Charles D. Kilby, Administrator, c/o Trisha W. Hall, Esq., 1201 N. Market St., 20th Fl., Wilmington, DE 19801. Or to his Atty.: Trisha W. Hall, Connolly Gallagher LLP, 1201 N. Market St., 20th Fl., Wilmington, DE 19801.

3/20/2020 • 3/27/2020 • 4/3/2020

ESTATE NOTICE

Estate of Charles A. Frindt, late of Palmyra Township, Pike County, Pennsylvania. Letters Testamentary on the above estate having been granted to Cheryl A. Cosby, Executrix, all persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to her attorney, Anthony J. Magnotta, Esquire, 1307 Purdytown Turnpike, Suite A, Lakeville, PA 18438.

3/13/2020 • 3/20/2020 • 3/27/2020

LETTERS OF ADMINISTRATION

Estate of Mary J. Keohane, formerly known as Mary J. Altomare, deceased, late of 142 Lackawaxen Road, Shohola, PA 18458.

Letters of Administration on the above estate have been granted to the undersigned. All persons indebted to the said estate are requested to make payment, and those having claims to present the same without delay to:

Brian Altomare
112 Little Norway Road,
Dingmans Ferry, PA 18328

Or his attorney, Nicholas J. McIntyre, Esq., 410 Broad Street, Milford, PA 18337.

3/13/2020 • 3/20/2020 • 3/27/2020

ESTATE NOTICE

Notice is hereby given that Letters Testamentary has been granted in the ESTATE OF JOAN T. THORNTON, late of Porter Township, Pike County, Pennsylvania, deceased. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executor, JAMES THOURTON of 2672 Hemlock Farms, Hawley, Pennsylvania 18428 or VERN S. LAZAROFF, ESQ., Attorney for the Estate, 143 Pike Street, P.O. Box 1108, Port Jervis, New York 12771.

VERN S. LAZAROFF, ESQ.

3/13/2020 • 3/20/2020 • 3/27/2020

ESTATE NOTICE

Notice is hereby given that Letters Testamentary has been granted in the ESTATE OF MILTON WILLIAM BRODY, late of Milford Township, Pike County, Pennsylvania, deceased. All persons indebted to the Estate are requested to make payment, and those having claims or demands are to present same, without delay, to the Executor, DAVID BRODY of 11 Robbins Road, Pleasantville, New York 10570 or VERN S. LAZAROFF, ESQ., Attorney for the Estate, 143 Pike Street, P.O. Box 1108, Port Jervis, New York 12771.

VERN S. LAZAROFF, ESQ.

3/13/2020 • 3/20/2020 • 3/27/2020

OTHER NOTICES

NOTICE

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation-For Profit of BEISEL CONSTRUCTION, INC., was filed with and approved by the Department of State of the Commonwealth of Pennsylvania, effective February 18, 2020, pursuant to the Business Corporation Law of 1988.

Thomas F. Farley, Esquire
Farley & Bernathy, L.L.C.
2523 Route 6, Ste. 1
Hawley, PA 18428
Phone: (570) 226-5771

3/27/2020

NOTICE

Notice is hereby given by LTC COMMUNICATIONS, INC., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by Section 1975 of the Business Corporation Law of 1988, as amended, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

James J. Conte, Esquire
1004 Ligonier Street, 4th Floor
Latrobe, PA 15650

3/27/2020

SHERIFF SALES

Individual Sheriff Sales can be cancelled for a variety of reasons. The notices enclosed were accurate as of the publish date. Sheriff Sale notices are posted on the public bulletin board on the first floor of the Pike County Courthouse in Milford, located at 412 Broad Street.

**SHERIFF SALE
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1441-2019 r SUR JUDGEMENT NO.1441-2019_AT THE SUIT OF Wintrust Mortgage, a division of Barrington Bank & Trust Company, NA vs Raymond Schneider DEFENDANTS, I WILL

EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY IN THE
PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA 18337
ON WEDNESDAY April 15, 2020
at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

ALL THAT CERTAIN lot, parcel
or piece of land situate in the
Township of Lehman, County of
Pike and Commonwealth of
Pennsylvania, being Lot 80, Stage 4,
Pine Ridge, as shown on a plan of
lots recorded in the Office of the
Recorder of Deeds in and for the
County of Pike, in Plot Book
Volume 7, page 107 on July 19,
1969.

UNDER AND SUBJECT to
easements and restrictions of record.

BEING KNOWN AS: 139 GAP
VIEW CIRCLE, BUSHKILL, PA
18324 PROPERTY ID NUMBER:
193.02-01-33

BEING THE SAME PREMISES
WHICH THE ESTATE OF
RALPH J. LEO, BY ROBIN A.
LEO, EXECUTRIX BY DEED
DATED 12/13/2017 AND
RECORDED 12/19/2017 IN THE
OFFICE OF THE RECORDER
OF DEEDS IN DEED BOOK
2540 AT PAGE 1019, GRANTED
AND CONVEYED UNTO
RAYMOND SCHNEIDER,
SOLE OWNER

THE SALE IS MADE BY
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO _Raymond
Schneider
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$52,934.02 PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO
ALL PAST DUE AND
CURRENT REAL ESTATE
TAXES UNLESS OTHERWISE
ANNOUNCED AT SALE.
NOTICE TO ALL PARTIES
AND CLAIMANTS IS HEREBY
GIVEN THAT A SCHEDULE
OF DISTRIBUTION WILL BE
FILED BY THE SHERIFF ON A
DATE SPECIFIED BY THE
SHERIFF NOT LATER THAN
THIRTY (30) DAYS AFTER
THE SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN IN
EXECUTION AS THE
PROPERTY OF _Raymond
Schneider DEFENDANTS,
OWNERS REPUTED OWNERS
TO COLLECT \$52,934.02 PLUS
COSTS AND INTEREST AS
AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
KML Law Group
701 Market Street
Philadelphia, PA 19106

3/20/2020 • 3/27/2020 • 4/3/2020

**SHERIFF SALE
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1621-2016 r SUR JUDGEMENT NO._1621-2016_AT THE SUIT OF NS/CS Highland LLC vs Tamiment 503, LP, Tamiment 902,LP, Tamiment 18,LP, Tamiment Lakefront, LP, Tamiment Development Group, LP and Mountain Laure Developmen Group, LP DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

The real estate at the former Tamiment Resort and Unity House Resort, which comprises approximately 2,500 acres located at Bushkill Falls Road, Lehman Township, Pike County, Pennsylvania 18324: Parcel No. 187.00-02-01; Parcel No. 188.00-01-06; Parcel No. 192.00-01-04; Parcel No. 187.00-02-02; Parcel No. 193.00-01-01; Parcel No. 193.00-01-01.001; Parcel No. 188.00-01-01; Parcel No. 188.00-01-03. [Please see attached Legal Description.]

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Tamiment 503, LP, Tamiment 902,LP, Tamiment 18,LP, Tamiment Lakefront, LP, Tamiment Development Group, LP and Mountain Laure Developmen Group, LP DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$156,736,437.10 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF_ Tamiment 503, LP, Tamiment 902,LP, Tamiment 18,LP, Tamiment Lakefront, LP, Tamiment Development Group, LP and Mountain Laure Developmen Group, LP DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$156,736,437.10 PLUS

COSTS AND INTEREST AS
AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Blank Rome, LLP
1 Logan Square
Philadelphia, PA 19103

3/20/2020 • 3/27/2020 • 4/3/2020

**SHERIFF SALE
APRIL 15, 2020**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 1430-2019 r SUR
JUDGEMENT NO. 1430-
2019_AT THE SUIT OF
Wilmington Trust National
Association, as successor trustee to
Citibank, NA, as Trustee for BNC
Mortgage Loan Trust Series 2007-
3, Mortgage Pass-Through
Certificates, Series 2007-3 c/o PHD
Mortgage Corporation vs Cecile S.
Weissang a/k/a Cecile Weissang and
Roger Weissang
DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY IN THE
PIKE COUNTY
ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA 18337
ON WEDNESDAY April 15, 2020
at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

ALL THAT CERTAIN PIECE,
PARCEL AND TRACT OF

LAND SITUATE, LYING AND
BEING IN THE TOWNSHIP
OF MILFORD, COUNTY OF
PIKE AND
COMMONWEALTH OF
PENNSYLVANIA, BEING LOT
1 AS SET FORTH ON MAP
ENTITLED "JULIO A. SANTOS
SUBDIVISION, PASQUALE R.
ADDIO, SURVEYOR, AS
RECORDED IN THE OFFICE
OF THE RECORDER OF
DEEDS OF PIKE COUNTY, PA
IN PLAT BOOK VOLUME 32
AT PAGE 82

TAX PIN: 113.00-01-05.007

ALSO KNOWN AS 118 Old
Milford Road, Milford, PA 18337

BEING the same premises which
Cecile S. Weissang a/k/a Cecile
Weissang and Roger Weissang, her
husband by Deed dated February 6,
2007 and recorded in the Office of
Recorder of Deeds of Pike County
on August 3, 2006 at Book OR
2188, Page 782 granted and conveyed
unto Cecile S. Weissang a/k/a Cecile
Weissang and Roger Weissang.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO Cecile S.
Weissang a/k/a Cecile Weissang and
Roger Weissang
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$136,807.16 PLUS

COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF_ Cecile S. Weissang a/k/a Cecile Weissang and Roger Weissang DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$136,807.16 PLUS COSTS AND INTEREST AS AFORESAID.
Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA Stern & Einsenberg
1581 Main Street, Ste. 200
Warrington, PA 18976

3/20/2020 • 3/27/2020 • 4/3/2020

**SHERIFF SALE
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 734-2019 r SUR

JUDGEMENT NO._734-20 19_
AT THE SUIT OF Lakeview Loan Servicing, LLC vs Amanda J. Donnelly and Robert R. Lucinski DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 15. 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
ALL THAT CERTAIN piece or parcel of land situate in the Township of Greene, County of Pike and Commonwealth of Pennsylvania, bounded and described as follows:

TAX PARCEL NO. 128.04-01-48

Property Address: 150 Saw Mill Road, Greentown, PA 18426
IMPROVEMENTS: Residential Dwelling (Townhouse)

SOLD AS PROPERTY OF:
Robert R. Lucinski and Amanda J. Donnelly

ATTORNEY: Richard M. Squire & Associates, LLC

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Amanda J. Donnelly and Robert R. Lucinski DEFENDANTS, OWNER, OR

REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$133,570.09 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF_ Amanda J. Donnelly and Robert R. Lucinski DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$133,570.09 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Richard M. Squire & Assoc.
115 West Avenue
Jenkintown, PA 19046

3/20/2020 • 3/27/2020 • 4/3/2020

**SHERIFF SALE
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1122-2019 r SUR JUDGEMENT NO. 1122-2019AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee for Fremont Home Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1 c/o PHH Mortgage Corporation vs Eileen Flannigan DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

ALL THAT CERTAIN PIECE, PARCEL AND TRACT OF LAND SITUATED, LYING AND BEING IN THE TOWNSHIP OF DINGMAN, COUNTY OF PIKE AND STATE OF PENNSYLVANIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 442, SECTION 4, AS SHOWN ON MAP ENTITLED SUBDIVISION OF SECTION A, POCONO MOUNTAIN WOODLAND LAKES CORPORATION ON FILE IN THE RECORDER'S OFFICE AT MILFORD, PENNSYLVANIA IN PLAT BOOK 10 PAGE 158.

TAX PIN: 110.03-04-51

ALSO KNOWN AS 122 Avocado Ln, Milford, PA 18337

BEING the same premises which Vannatta Realty & Builders, Inc., a Corporation by Deed dated June 28, 2001 and recorded in the Office of Recorder of Deeds of Pike County on July 3, 2001 at Book OR 1888, Page 2461 granted and conveyed unto Dennis Flannigan and Eileen Flannigan, husband and wife, as tenants by the entireties. Dennis Flannigan departed this life on 03/18/2014.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Eileen Flannigan DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$211,666.45 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER

THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF. Eileen Flannigan DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$211,666.45 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Stern & Eisenberg
1581 Main Street, Ste. 200
Warrington, PA 18976

3/20/2020 • 3/27/2020 • 4/3/2020

**SHERIFF SALE
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1406-2018 r SUR JUDGEMENT NO. 1406-2018_AT THE SUIT OF Deutsche Bank National Trust Company, as Trustee, in Trust for the Registered Holders of Morgan Stanley Home Equity Loan Trust 2007-1 Mortgage Pass-Through Certificates, Series 2007-1 vs Mark A. Knerr DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337

ON WEDNESDAY April 15, 2020
at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, piece or parcel of land, lying, situate and being in the Township of Palmyra, County of Pike and Commonwealth of Pennsylvania, surveyed by Fred C. Schoenagel, R.S., bounded and described as follows:

BEGINNING at the southwest corner of the lands of Phillip Freiler, et ux., said corner being located in the center of the Private Road leading through the lands of grantors herein; thence along the line of said lands North sixty-nine degrees fifty-five minutes East one hundred fifty feet to a corner; thence through the lands of the grantors South twenty-three degrees fifteen minutes East one hundred fifty feet to a corner; thence South sixty-nine degrees fifty-five minutes West one hundred fifty feet to the center of the said Private Road; thence along the center of said Private Road North twenty-three degrees fifteen minutes West one hundred fifty feet to the place of BEGINNING. CONTAINING fifty-one hundredths (0.51) of an acre of land be the same more or less. Bearings from the magnetic meridian of the year 1928.

EXCEPTING AND RESERVING a strip of land sixteen and five-tenths (16.5) feet in width along the westerly side of the above described premises for right-

of-way and utility installation and maintenance.

BEING THE SAME PREMISES which Jacqueline L. Medaris conveyed her undivided one-half (1/2) interest in the subject property, to Mark A. Knerr, as sole owner, by Deed dated August 19, 2002 and recorded on August 27, 2002, in the Pike County Recorder of Deeds Office at Deed Book Volume 1941 at Page 1241 and Instrument# 200200013604.

Being Known as 159 Lennon Road f/k/a 5 B Lennon Road, Greentown, PA 18426

Parcel I.D. No. 10-0-010271

Map# 086.01-05-32

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Mark A. Knerr DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$129,938.23 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE

FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Mark A. Knerr DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$129,938.23 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Hladik, Onorato & Federman
298 Wissahickon Avenue
North Wales, PA 19454

3/20/2020 • 3/27/2020 • 4/3/2020

**SHERIFF SALE
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1073-2019 r SUR JUDGEMENT NO. 1073-2019 AT THE SUIT OF Wells Fargo Bank, NA vs S. Williams Montagne aka S.W. Montagne DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 15, 2020

at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 2019-01073

Wells Fargo Bank, N.A.

v.

S. Williams Montagne a/k/a S. W.
Montagne

owner(s) of property situate in the DINGMAN TOWNSHIP, PIKE County, Pennsylvania, being 118 Kunigunde Drive, Milford, PA 18337-7237

Parcel No. 110.02-02-65

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$92,737.13

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones,
LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO S. Williams Montagne aka S.W. Montagne DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$92,737.13 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND

CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF_ S. Williams Montagne aka S.W. Montagne DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 92,737.13 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103

3/20/2020 • 3/27/2020 • 4/3/2020

**SHERIFF SALE
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1355-2019 r SUR JUDGEMENT NO. 1355-2019_ AT THE SUIT OF U.S. Bank

National Association, as indenture trustee, for the CIM Trust 2016-3, Mortgage-Backed Notes, Series 2016-3 vs Michael Shevlin and Louise Shevlin DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
DOCKET NO: 2019-01355

ALL THAT CERTAIN lot or piece of ground situate in Blooming Grove Township, County of Pike, and Commonwealth of Pennsylvania

TAX PARCEL NO: Map No.
120.03-06-01 Control No. 034408

PROPERTY ADDRESS 2936
Hemlock Farms a/k/a 109 Orchard Drive
Hawley, PA 18428

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF:
Louise Shevlin and Michael Shevlin

ATTORNEY'S NAME: Roger Fay,
Esquire

SHERIFF'S NAME: Pike County Sheriff

THE SALE IS MADE BY
VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Michael Shevlin and Louise Shevlin DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$144,248.18 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Michael Shevlin and Louise Shevlin DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$144,248.18 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Milstead & Assoc.
1 E. Stow Road
Marlton, NJ 08053

3/20/2020 • 3/27/2020 • 4/3/2020

**SHERIFF SALE
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 853-2019 r SUR JUDGEMENT NO._ 853-2019_ AT THE SUIT OF MTGLQ Investors, LP vs Christiane Jean; Unknown Heirs and lor Administrators of the Estate of Joseph Fanfan, aka Joseph D. Fan Fan aka Joseph D. Fanfan DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

All that certain lot, parcel or piece of land situate in the Township of Lehman, County of Pike, and Commonwealth of Pennsylvania, being Lot No. 158, Stage VI, Pine Ridge, as shown on a plan of lots recorded in the Office of the Recorder of Deeds, in and for the County of Pike, in Plot Book Volume/Page 10/74.

Under and subject to all conditions, covenants and restrictions as of record.

Parcel No. : 188.04-02-16

BEING known and numbered as

1138 Cranberry Drive, AKA 158
Cranberry Drive, Bushkill, PA
18324

Being the same property conveyed
to Joseph D. Fan Fan and
Christiane Jean, both unmarried
who acquired title by virtue of a
deed from Joseph D. Fan Fan and
Christiane Jean, incorrectly shown
on prior deed as Christine Gin, both
unmarried, dated June 25,2007,
recorded July 3, 2007, at Instrument
Number 200700010516, and
recorded in Book 2239, Page 1690,
Office of the Recorder of Deeds,
Pike County, Pennsylvania.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF
PENNSYLVANIA TO Christiane
Jean; Unknown Heirs and/or
Administrators of the Estate of
Joseph Fanfan, aka Joseph D. Fan
Fan aka Joseph D. Fanfan
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$173.770.39 PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO
ALL PAST DUE AND
CURRENT REAL ESTATE
TAXES UNLESS OTHERWISE
ANNOUNCED AT SALE.
NOTICE TO ALL PARTIES
AND CLAIMANTS IS HEREBY
GIVEN THAT A SCHEDULE
OF DISTRIBUTION WILL BE
FILED BY THE SHERIFF ON A

DATE SPECIFIED BY THE
SHERIFF NOT LATER THAN
THIRTY (30) DAYS AFTER
THE SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN IN
EXECUTION AS THE
PROPERTY OF_ Christiane Jean;
Unknown Heirs and lor
Administrators of the Estate of
Joseph Fanfan, aka Joseph D. Fan
Fan aka Joseph D. Fanfan
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$173.770.39 PLUS
COSTS AND INTEREST AS
AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manley Deas Kochalski
PO Box 165028
Columbus, OH 43216-5028

3/20/2020 • 3/27/2020 • 4/3/2020

**SHERIFF SALE
APRIL 15, 2020**

BY VIRTUE OF WRIT OF
EXECUTION ISSUED OUT OF
THE COURT OF COMMON
PLEAS, PIKE COUNTY, CIVIL
DIVISION, TO EXECUTION
NO 164-2019 r SUR
JUDGEMENT NO._164-2019
_AT THE SUIT OF PennyMac
Loan Services, LLC vs Jacquelynn
McCann Armstrong
DEFENDANTS, I WILL
EXPOSE TO SALE OF PUBLIC
VENDUE OR OUTCRY IN THE
PIKE COUNTY

ADMINISTRATION
BUILDING, 506 BROAD
STREET, MILFORD, PA 18337
ON WEDNESDAY April 15, 2020
at 11:00 AM PREVAILING
TIME IN THE AFORENOON
OF SAID DATE:

LEGAL DESCRIPTION

All that certain piece, parcel and tract of land situate, lying and being in the Township of Blooming Grove, in the County of Pike, Commonwealth of Pennsylvania, more particularly described as follows to wit:

Being Lot No. 25, Block 10, Stage 47, Hemlock Farms as shown on Plan of Lots recording in the Office of the Recorder of Deeds of Pike County in Plot Book 5, Page 92.

Parcel No. : 120.03-07-46-

BEING known and numbered as 605 Forest Drive, Hawley, PA 18428

Being the same property conveyed to Jacquelynn McCann Armstrong who acquired title by virtue of a deed from Hemlock Farms Lake Front Views, LLC, dated February 2, 2018, recorded February 7, 2018, at Instrument Number 201800000961, and recorded in Book 2543, Page 2150, Office of the Recorder of Deeds, Pike County, Pennsylvania.

THE SALE IS MADE BY
VIRTUE OF A WRIT OF
EXECUTION ISSUED BY THE
PROTHONOTARY OF THE
COMMONWEALTH OF

PENNSYLVANIA TO Jacquelynn McCann Armstrong
DEFENDANTS, OWNER, OR
REPUTED OWNERS OF THE
AFORESAID REAL PROPERTY
FOR EXECUTION UPON A
JUDGMENT ON THE
AMOUNT OF \$161,087.73 PLUS
COSTS & INTEREST. THE
SALE MADE SUBJECT TO
ALL PAST DUE AND
CURRENT REAL ESTATE
TAXES UNLESS OTHERWISE
ANNOUNCED AT SALE.
NOTICE TO ALL PARTIES
AND CLAIMANTS IS HEREBY
GIVEN THAT A SCHEDULE
OF DISTRIBUTION WILL BE
FILED BY THE SHERIFF ON A
DATE SPECIFIED BY THE
SHERIFF NOT LATER THAN
THIRTY (30) DAYS AFTER
THE SALE AND THAT
DISTRIBUTION WILL BE
MADE IN ACCORDANCE
WITH THAT SCHEDULE,
SEIZED AND TAKEN IN
EXECUTION AS THE
PROPERTY OF_ Jacquelynn
McCann Armstrong
DEFENDANTS, OWNERS
REPUTED OWNERS TO
COLLECT \$161,087.73 PLUS
COSTS AND INTEREST AS
AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manley Deas Kochalski
PO Box 165028
Columbus, OH 43216-5028

3/20/2020 • 3/27/2020 • 4/3/2020

**SHERIFF SALE
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1442-2019 r SUR JUDGEMENT NO. 1442-2019 AT THE SUIT OF Ditech Financial LLC vs Francisco Acevedo DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT LEGAL DESCRIPTION ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF LEHMAN, PIKE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 149 MOUNTAINTOP CIRCLE F/K/A LOT 170 STAGE 7 MOUNTAIN TOP C, BUSHKILL, P A 18324

BEING PARCEL NUMBER: 06-0-042057

IMPROVEMENTS:
RESIDENTIAL PROPERTY

THE SALE IS MADE BY VIRTUE OF A WRIT OF

EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Francisco Acevedo DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$115,271.99 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF_ Francisco Acevedo DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$115,271.99 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
RAS Citron
133 Gaither Drive, Ste. F
Mt. Laurel, NJ 08054

3/20/2020 • 3/27/2020 • 4/3/2020

**SHERIFF SALE
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1562-2019 r SUR JUDGEMENT NO.1562-2019_AT THE SUIT OF Wells Fargo Bank, NA vs Sherwin Phillip and Cheryl Brathwaite DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2019-01562

Wells Fargo Bank, N.A.
v.
Sherwin Phillip Cheryl Brathwaite

owner(s) of property situate in the LEHMAN TOWNSHIP, PIKE County, Pennsylvania, being

138 Brighton Drive, Bushkill, PA 18324-8803
Parcel No. 197.01-01-32-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$143,232.79

Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones,
LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Sherwin Phillip and Cheryl Brathwaite DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$143.232.79 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF. Sherwin Phillip and Cheryl Brathwaite DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$143.232.79 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1 Penn Center Plaza
1617 JFK Blvd., Ste. 1400
Philadelphia, PA 19103

3/20/2020 • 3/27/2020 • 4/3/2020

**SHERIFF SALE
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1447-2019 r SUR JUDGEMENT NO. _1447-2019_ AT THE SUIT OF Trust Bank, formerly known as Branch Banking and Trust Company vs Ralph Keeler aka Ralph C. Keeler, JR aka Ralph C. Keller and Mary Keeler aka Mary E. Keeler DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION

By virtue of a Writ of Execution
No. 1447-2019-CV

Truist Bank, Formerly Known as
Branch Banking and Trust Company
v.
Ralph Keeler a/k/a Ralph C. Keeler,
Jr a/k/a Ralph C. Keeler Mary Keeler

a/k/a Mary E. Keeler

owner(s) of property situate in the
GREENE TOWNSHIP, PIKE
County, Pennsylvania, being

122 Brunn Lane, Greentown, PA
18426-9701
Parcel No. 129.02-01-75-
(Acreage or street address)

Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$36,981.02

Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones,
LLP

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Ralph Keeler aka Ralph C. Keeler. JR aka Ralph C. Keller and Mary Keeler aka Mary E. Keeler DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$36.981.02 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE.
NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE

SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF Ralph Keeler aka Ralph C. Keeler. JR aka Ralph C. Keller and Mary Keeler aka Mary E. Keeler DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$36,981.02 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Phelan Hallinan Diamond & Jones
1 Penn Center Plaza
1617 JFK Blvd, Ste. 1400
Philadelphia, PA 19103

3/20/2020 • 3/27/2020 • 4/3/2020

**SHERIFF SALE
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1517-2019 r SUR JUDGEMENT NO. 1517-2019 AT THE SUIT OF Lakeview Loan Servicing, LLC vs Jeremy J. Monz and Angelique Y. Monz DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION

BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 15, 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

SHORT DESCRIPTION
All that certain piece or parcel or Tract of land situate in the TOWNSHIP OF SHOHOLA, Pike County, Pennsylvania, and being known as 118 Samantha Lane, Shohola, Pennsylvania 18458.

TAX MAP AND PARCEL NUMBER:078.04-06-50

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$79,417.46

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Jeremy J. Monz and Angelique Y. Monz

McCabe, Weisberg & Conway, LLC
123 South Broad Street, Suite 1400
Philadelphia, PA 19109

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO Jeremy J. Monz and Angelique Y. Monz DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$79,417.46 PLUS

COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF_ Jeremy J. Monz and Angelique Y. Monz DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$ 79.417.46 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY, PENNSYLVANIA
McCabe Weisberg & Conway
123 South Broad Street, Ste. 1400
Philadelphia, PA 19109

3/20/2020 • 3/27/2020 • 4/3/2020

**SHERIFF SALE
APRIL 15, 2020**

BY VIRTUE OF WRIT OF EXECUTION ISSUED OUT OF THE COURT OF COMMON PLEAS, PIKE COUNTY, CIVIL DIVISION, TO EXECUTION NO 1608-2019 r SUR JUDGEMENT NO._1608-2019

_AT THE SUIT OF U.S. Bank National Association vs James E. Dana, aka James Dana DEFENDANTS, I WILL EXPOSE TO SALE OF PUBLIC VENDUE OR OUTCRY IN THE PIKE COUNTY ADMINISTRATION BUILDING, 506 BROAD STREET, MILFORD, PA 18337 ON WEDNESDAY April 15. 2020 at 11:00 AM PREVAILING TIME IN THE AFORENOON OF SAID DATE:

LEGAL DESCRIPTION

All that certain lot, parcel or tract of land situated, lying and being in the Township of Dingman, County of Pike, Commonwealth of Pennsylvania more particularly described as:

Section 3, Block 35, Lot 21, of Gold Key Lake Estates, as shown on a subdivision plat map of said Section 3, Gold Key Lake Estates, subdivision on file in the Recorder of Deeds Office at Milford, Pike County, Pennsylvania in Plat Book 6, page 12.

Lot No. 20, Block No. 35, Section No.3, Gold Key Estates, as shown on Plat of Map of Gold Key Estates, Subdivision recorded in the Office of the Recorder of Deeds in Pike County, in Plat Book 6 at pate 12.

Parcel No. : 123.01-02-39 -, 123.01-02-40 -

BEING known and numbered as 168 Ridge Drive AKA 2277 Gold Key Estates, Milford, PA 18337

Being the same property conveyed to James E. Dana, no marital status shown who acquired title by virtue of a deed from Allan Marks And Kathy Marks, his wife, dated July 26, 2004, recorded July 27,2004, at Instrument Number 200100014193, and recorded in Book 2060, Page 137, Office of the Recorder of Deeds, Pike County, Pennsylvania.

THE SALE IS MADE BY VIRTUE OF A WRIT OF EXECUTION ISSUED BY THE PROTHONOTARY OF THE COMMONWEALTH OF PENNSYLVANIA TO James E. Dana, aka James Dana DEFENDANTS, OWNER, OR REPUTED OWNERS OF THE AFORESAID REAL PROPERTY FOR EXECUTION UPON A JUDGMENT ON THE AMOUNT OF \$185,898.13 PLUS COSTS & INTEREST. THE SALE MADE SUBJECT TO ALL PAST DUE AND CURRENT REAL ESTATE TAXES UNLESS OTHERWISE

ANNOUNCED AT SALE. NOTICE TO ALL PARTIES AND CLAIMANTS IS HEREBY GIVEN THAT A SCHEDULE OF DISTRIBUTION WILL BE FILED BY THE SHERIFF ON A DATE SPECIFIED BY THE SHERIFF NOT LATER THAN THIRTY (30) DAYS AFTER THE SALE AND THAT DISTRIBUTION WILL BE MADE IN ACCORDANCE WITH THAT SCHEDULE, SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF_ James E. Dana, aka James Dana DEFENDANTS, OWNERS REPUTED OWNERS TO COLLECT \$185.898.13 PLUS COSTS AND INTEREST AS AFORESAID.

Kerry Welsh, SHERIFF
PIKE COUNTY,
PENNSYLVANIA
Manley Deas Kochalski
PO Box 165028
Columbus, OH 43216-5028

3/20/2020 • 3/27/2020 • 4/3/2020



CIVIL ACTIONS FILED

*From March 12, 2020 to March 19, 2020
Accuracy of the entries is not guaranteed.*

FEDERAL TAX LIEN

2020-45253	Internal Revenue Service Smith Micxhael H	Plaintiff Defendant	3/12/2020 3/12/2020
2020-45254	Internal Revenue Service Bernathy Barry R	Plaintiff Defendant	3/12/2020 3/12/2020
2020-45264	Internal Revenue Service S&T Auto Services Inc	Plaintiff Defendant	3/18/2020 3/18/2020
2020-45265	Internal Revenue Service Page David M	Plaintiff Defendant	3/18/2020 3/18/2020

JUDGMENT

2020-45257	Mountain View Villas Homeowners Association Inc Cohen Shirley	Plaintiff Defendant	3/12/2020
------------	--	------------------------	-----------

JUDGMENT CERT DKT ENTR

2020-45262	Hamilton Law Group PC Fraga Allan	Plaintiff Defendant	3/17/2020
2020-45263	Birchwood Lakes Community Association Inc McCabe Shirley Estate Of	Plaintiff Defendant	3/17/2020

MARRIAGE LICENSE FILINGS

2020-00033	Dewolf Brittany Leigh Larese Andrew Mario Jr		3/16/2020
2020-00034	Havens Annie Rose Burkert Sean Richard		3/16/2020
2020-00035	Roeger Matthew Howard Grotzky Anna Michele		3/17/2020
2020-00036	Riesle Jeffrey Brian Greear Sarah Elizabeth		3/17/2020

PROTECTION FROM ABUSE

2020-00315	Cohen Dana On Behalf Of Cohen Kimberly, Minor Solis Justin, Minor	Plaintiff Plaintiff Defendant	3/16/2020
2020-00381	Ballard Susan Ballard Jay	Plaintiff Defendant	3/13/2020
2020-00398	Kelly Jeremy Kelly Samantha	Plaintiff Defendant	3/17/2020
2020-00404	Grogan Dylan Weiss Kimberly	Plaintiff Defendant	3/18/2020

REAL PROPERTY — MORTGAGE FORECLOSURE RESIDENTIAL

2020-00382	Wells Fargo Bank NA Bruens Magdalena Estate Of Magdalena Bruens Unknown Heirs	Plaintiff Defendant Defendant	3/13/2020
------------	---	-------------------------------------	-----------

WAIVER OF LIENS

2020-50012	Phoenix Plumbing LLC Phoenix Plumbing LLC Adames Erika R Adames Erika R	Contractor Owner Contractor Owner	3/16/2020
2020-50013	Knowles Edward Knowles Edward Knowles Ann Knowles Ann Schultz Bradford N Schultz Bradford N	Contractor Owner Contractor Owner Contractor Owner	3/16/2020

Pike County
Bar Association



for advertising details call

P: 570 • 251 • 1512

F: 570 • 647 • 0086

pikecountylegaljournal.com



Pike County Bar Association, P.O. Box 183, Milford, PA 18337
(570) 296-5102 • www.pikebar.com

MORTGAGES AND DEEDS

*Recorded from March 12, 2020 to March 18, 2020
Accuracy of the entries is not guaranteed.*

MORTGAGES

BORROWER	LENDER	AMOUNT	LOCATION
Agostini Alexis	MERS Mortgage Electronic Registration System Inc Quicken Loans Inc	100000.00	Dingman Twp
Eckler Ronnie J Eckler Lois Ann	MERS Mortgage Electronic Registration System Inc Residential Home Funding Corporation	259000.00	Milford Borough
Bayya Vijaya Jyothshna Pendam Srinivas	ESSA Bank & Trust	239900.00	Lehman Twp
Strattman Jesse Strattman Joann	Wells Fargo Bank NA	138700.00	Lackawaxen Twp
Kraszewski Kurt Kraszewski Jacqueline L	MERS Mortgage Electronic Registration System Inc Bank Of America NA	326000.00	Dingman Twp
Solares Rosario Maria D Rosario Maria D Solares	MERS Mortgage Electronic Registration System Inc Finance Of America Mortgage LLC	176739.00	Lehman Twp
Bey Hanif El Hanifah	MERS Mortgage Electronic Registration System Inc American Financial Network Inc	203000.00	Lehman Twp
Bouquot Dennis Bouquot Elizabeth	JPMorgan Chase Bank NA	117000.00	Dingman Twp
Riddlehoover Wayne A Riddlehoover Pamela J	Dime Bank	306000.00	Delaware Twp
Koenig Thomas Koenig Diana	Wayne Bank	65000.00	Dingman Twp
Sexton Thomas M Jr Sexton Lori	Citizens Bank Na	120000.00	Palmyra Twp
GA Homes Inc G A Homes Inc	Dime Bank	175000.00	Lackawaxen Twp

Lotte Ashley Marie	MERS Mortgage Electronic Registration System Inc NJ Lenders Corporation	151810.00	Delaware Twp
Tschersich Edward J	Manufacturers & Traders Trust Company		
Tschersich Maryann		100000.00	Lehman Twp
Feinmel Mitchell	ESSA Bank & Trust		
Feinmel Vicki		336000.00	Lackawaxen Twp
Herman Joshua R Herman Lisa	MERS Mortgage Electronic Registration System Inc American Financial Network Inc	158200.00	Greene Twp
Knowles Edward Knowles Ann	Dime Bank	300000.00	Lackawaxen Twp
Legree Gary Legree Simone	MERS Mortgage Electronic Registration System Inc		
Legree Mubarik	Land Home Financial Services Inc	112917.00	Lehman Twp
Smith John A	First Northern Bank & Trust Company		
Smith Christopher J		118000.00	Palmyra Twp
Vollmer Richard C	PNC Bank NA	100000.00	Lehman Twp
Carter Matthew	MERS Mortgage Electronic Registration System Inc American Neighborhood Mtg Acceptance Co LLC	162798.00	Lehman Twp
Don Susana Don Donald	NBT Bank NA	189000.00	Blooming Grove Twp
Semotan Anneliese Semotan Alexander	MERS Mortgage Electronic Registration System Inc Family First Funding LLC	67500.00	Porter Twp
Szabo William D Szabo Barbara E	MERS Mortgage Electronic Registration System Inc Guaranteed Rate Inc	142000.00	Greene Twp
Mannix Mary Lynn	PNC Bank NA	100000.00	Palmyra Twp
Hoose Jason M	Hoose Roberta E	104271.90	Lackawaxen Twp
McIntyre Patricia McIntyre Nicholas J	Honesdale National Bank	98000.00	Dingman Twp

Benzeleski Shawn	Fidelity Deposit & Discount Bank	55538.00	Lackawaxen Twp
Gentile Andrew	MERS		
Gentile Heather	Mortgage Electronic Registration System Inc		
Kozee Hedda	Everett Financial Inc		
Gentile Heather Agent	Supreme Lending	90549.00	Delaware Twp
Smith Richard C	MERS		
Flank Karen E	Mortgage Electronic Registration System Inc		
	Guaranteed Rate Inc	318400.00	Palmyra Twp
Dean Rocsheda L	Trident Mortgage Company LP		
	Mortgage Electronic Registration System Inc		
	MERS	82000.00	Lehman Twp
Badagliacco Robert	MERS		
Badagliacco Diane	Mortgage Electronic Registration System Inc		
	Quicken Loans Inc	90000.00	Delaware Twp
Slobodow Alan	Bank Of America NA	43700.00	Blooming Grove Twp
Williams Sybil	Citizens Bank NA		
Gaskins Terrance H		125000.00	Palmyra Twp
Armstrong Stephen	MERS		
Batista Tania	Mortgage Electronic Registration System Inc		
	Members 1st Federal Credit Union	156750.00	Dingman Twp
Dugan Edward	MERS		
Hill Nichelle	Mortgage Electronic Registration System Inc		
	Atlantic Home Loans Inc	119790.00	Lehman Twp

DEEDS

SELLER	BUYER	AMOUNT	LOCATION
JPMorgan Chase Bank NA	Secretary Of Housing & Urban Dev Of Wa DC	1.00	Delaware Twp
Monel Helen	Nelson Renee		
	Grahn James	130000.00	Lackawaxen Twp
RGB Homes LLC	Bayva Vijaya Jyothshna		
	Pendam Srinivas	299900.00	Lehman Twp
Paolillo Sheila	Paolillo Joseph P	1.00	Westfall Twp
Schwartz Lestor A	Schwartz Lester A		
Schwartz Lester A		1.00	Lehman Twp

Samojedny Eugeniusz	Strattman Jesse		
Samojedny Eugene	Strattman Joann		
Samojedny Edyta		146000.00	Lackawaxen Twp
Stambaugh Donald	Kraszewski Kurt		
Stambaugh Cathy	Kraszewski Jacqueline L	326000.00	Dingman Twp
Battista Bernard	Solares Rosario Maria D		
Battista Annette	Rosario Maria D Solares	180000.00	Lehman Twp
Deiasi Richard J	Kestenbaum Peter		
	Kestenbaum Sharon	375000.00	Lackawaxen Twp
Patterson Mary Beth	Greenblatt Stuart		
Patterson Steven			
Palmer Kimberly A			
Palmer Thomas			
Winstead Richard C			
Winstead Robin			
Winstead Patricia L		16000.00	Palmyra Twp
Romano Paul Jr	Riddlehoover Wayne A		
Romano Devon	Riddlehoover Pamela J	352000.00	Delaware Twp
Mott Apartments LLC	Mott Robert J	6916.25	Lackawaxen Twp
Ellen Tyrone	Sexton Thomas M Jr		
	Sexton Lori	160000.00	Palmyra Twp
Nebab Iluminado C	Nebab Danielle		
Nebab Virginia G	Klumpp Michael	1.00	Lackawaxen Twp
Myers Gail	Cooper Jeff S		
Myers Gail L		100000.00	Lackawaxen Twp
Readmond Charles	Otte Ashley Marie	159800.00	Delaware Twp
Pike County Tax Claim Bureau Tr	Stuart Claude L		
Jaguar Real Estate LLC		2000.00	Greene Twp
Pike County Tax Claim Bureau Tr	Sestito John D		
Kern Carl C	Sestito Samantha D		
Kern Christina L		1311.00	Lackawaxen Twp

Pike County Bar Association



Pike County Bar Association, P.O. Box 183, Milford, PA 18337

(570) 296-5102 · www.pikebar.com

Janssen-Hoegler Helena M Exrx	Herman Joshua R		
Hoegler Janssen Helena M Exrx	Herman Lisa		
Janssen Hoegler Helena M Exrx			
Janssen-Hoegler Helena Exrx			
Hoegler Helena Janssen Exrx			
Janssen Hoegler Helena Exrx			
Janssen-Hoegler Helena			
Hoegler Helena Janssen			
Janssen Hoegler Helena			
Janssen Adriana Est			
Janssen-Hoegler Helena M			
Hoegler Helena M Janssen			
Janssen Hoegler Helena M			
Janssen Peter J		161120.00	Greene Twp
Cribb Glenn D	Cribb Glenn D		
	Cribb Donna	1.00	Delaware Twp
Gavrilis Lynne	Lichansky Christopher J	6000.00	Dingman Twp
Wells Fargo Bank NA	Santarella Michael	49900.00	Lehman Twp
Orque-Tatlonghari Romula	Tatlonghari Portia Marie		
Tatlonghari Romula Orque	Burg Wendy Marie		
Orque Tatlonghari Romula	Tatlonghari Eric John		
	Tatlonghari Roy Anthony	1.00	Palmyra Twp
Ford Rose E	Legree Gary		
	Legree Simone		
	Legree Mubarik	115000.00	Lehman Twp
Welsh Kerry Shrff	Federal National Mortgage Association		
Paparazzo Kathy Ann			
Paparazzo Kathy A			
United States Of America		283289.60	Palmyra Twp
Welsh Kerry Shrff	Federal Home Loan Mortgage Corporation		
Troy Dawn E			
Troy Raymond T		137570.50	Dingman Twp
SB One Bank	Old Milford Properties LLC		
Sussex Bank		325000.00	Westfall Twp
Mashmann Maureen Exrx	Mashmann Maureen		
Milazzo Christine A		81335.10	Palmyra Twp
Costanzo Raymond	Costanzo Thomas V		
Costanzo Irene M Est		1.00	Delaware Twp
Welsh Kerry Shrff	First Northern Bank & Trust Company		
Meadow Lake Partners LP	First National Bank Of Palmerton	1.00	Blooming Grove Twp

Welsh Kerry Shrff	PennyMac Loan Services LLC		
Baldwin Anthony West			
Baldwin Anthony Est		1.00	Lehman Twp
Welsh Kerry Shrff	Dime Bank		
Bookin Judith			
Bookin Andrew		1.00	Palmyra Twp
Welsh Kerry Shrff	Deutsche Bank National Trust Company Tr		
Balchan Holly	American Home Mortgage Investment Tr 2006-1		
Balchan Kurt P			
Balchan Kurt		1.00	Palmyra Twp
Welsh Kerry Shrff	Fannie Mae		
Nelson Griffin Kim			
Griffin Kim Nelson			
Griffin Kim N		1.00	Lehman Twp
Secretary Of Veterans Affairs	Purcaro Patricia A	33000.00	Delaware Twp
Meyer Robert C	Rotondo Dominic J		
Meyer Joan P	Rotondo Bobbi Lyn	1.00	Westfall Twp
Lytle Kenneth	Tanglwood Lakes Community Association Inc		
Lytle Anne		52815.00	Palmyra Twp
Schmitt Kurt A Sr	Don Donald		
Schmitt Bridget	Don Susana	210000.00	Blooming Grove Twp
Oefinis Joseph R	Semotan Alexander		
Oefinis Michael	Semotan Anne Liese		
Definis Heather		218500.00	Porter Twp
Lehman Township	Dunlap Donald	101.00	Lehman Twp
Magie Walter J	Magie Walter J	1.00	Blooming Grove Twp
Field Thomas C	Szabo William D		
Field Donna Marie	Szabo Barbara E	182000.00	Greene Twp
Oellert Marilyn V	Willis Karin L		
	Oellert Justin C	1.00	Shohola Twp
Hoose Roberta E	Hoose Roberta E		
Bolton Edward T Jr			
Bolton Barbara J		1.00	Lackawaxen Twp
Hoose Roberta E	Hoose Jason M	104271.90	Lackawaxen Twp
Connolly Mary Jo	Martins Deoliveira Bruno Miguel Deoliveira Bruno Miguel Martins Dasilva Esteves Fernandes Silvia Esteves Fernandes Silvia Dasilva Fernandes Silvia Dasilva Esteves	19500.00	Dingman Twp

Waters William	Small Alfred		
Waters Christina	Small Joanna		
Migliore Ralph			
Migliore Jacqueline		240000.00	Lackawaxen Twp
Ryan William A	Sullivan Robert		
Ryan Anthony	Sullivan Sherry	102000.00	Delaware Twp
Fen George	Kapsak Jan		
Fen Lillian G	Kapsak Sharon	95000.00	Palmyra Twp
Babcock Dennis K Est	Babcock David M		
Hoopes Crystal L Exrx		48000.00	Delaware Twp
Capita Andrea Aomrx	Lopez Jaime J		
Phillips David Est		150000.00	Blooming Grove Twp
Epim Development LLC	Gentile Andrew		
	Gentile Heather		
	Kozee Hedde	92220.00	Delaware Twp
Montambault David	Penick Shane		
Montambault Michelle	Penick Erin		
	Penick Eric		
	Penick Megan	31000.00	Palmyra Twp
Myers John	Flank Karen E		
	Smith Richard C	398000.00	Palmyra Twp
1565 E Stroudsburg LLC	Dean Rocsheda L		
Lone Five Six Five			
E Stroudsburg LLC		82000.00	Lehman Twp
Kearney Whittaker Denise	Eagle Village POA		
Whittaker Denise Kearney		1519.06	Lehman Twp
Fordham Feldman Susanne	Eagle Village POA		
Feldman Susanne Fordham		1519.06	Lehman Twp
Keuling Katherine A	Williams Sybil		
	Gaskins Terrance H	125000.00	Palmyra Twp
Newton William R	Occhuizzo Matthew J		
Newton Lee Anne	Occhuizzo Anna M	1.00	Palmyra Twp
McDonald Janice	Tashlik Jesse	1.00	Delaware Twp
Maier Martin H	Batista Tania		
	Armstrong Stephen	165000.00	Dingman Twp
Mariano Allan	Dugan Edward		
	Hill Nichelle	122000.00	Lehman Twp
Amin Bipin R	Ryan Kathleen		
Amin Hasu		92000.00	Lehman Twp
Doherty-Rodriguez Margaret	1900 Capital Trust 3		
Rodriguez Margaret Doherty	One Nine Zero Zero Capital Trust 3		
Doherty Rodriguez Margaret		1.00	Lehman Twp

Pike County Bar Association



for advertising details call

P: 570 • 251 • 1512

F: 570 • 647 • 0086

pikecountylegaljournal.com



Pike County Bar Association, P.O. Box 183, Milford, PA 18337
(570) 296-5102 • www.pikebar.com

A large rectangular area with a thick black border, containing numerous horizontal lines for writing.



A large rectangular area with a thick black border, containing numerous horizontal lines for writing. The lines are evenly spaced and extend across the width of the page.





© 2008 PCB

2013 CHILDREN'S CHAMPION AWARD HONOREES

THE PIKE COUNTY LEGAL JOURNAL

3305 LAKE ARIEL HIGHWAY, SUITE 3

HONESDALE, PA 18431

POSTAGE
HERE